127 Plains Road West
Community Comment Response Table
November 4, 2024

Our File: 14196BZ

Community Comment	Response
Concerns were raised about the proposed building height, specifically that it was too tall and will not fit in the context or the built form of the existing surrounding neighbourhood.	The building height has been reduced to 24 storeys (from 26 storeys). While the draft Official Plan and Zoning By-law Amendment proposes an increased building height, as detailed in the submitted Planning Justification Report, it is our opinion that the overarching policy framework encourages higher density development within Major Transit Station Areas. The subject lands are within the Aldershot GO Major Transit Station Area, which is identified as a Primary Growth Area in the City of Burlington and a target area for growth and intensification. The surrounding area contains a mix of low, mid and high rise buildings, including immediately opposite on the south site of Plains Road. Furthermore, consideration has been given to the design of the building to ensure that any potential adverse impacts are appropriately mitigated, as confirmed by studies submitted with this application. An analysis of surrounding development applications has been completed, in the Planning Justification Report, which summarizes that within 3 kilometres of the subject lands other proposals of similar building heights and densities are proposed.
There were concerns raised regarding sight lines and that the view from the surrounding residential buildings will be disrupted.	As confirmed by the other studies provided with this application, potential impacts in terms of shadow, noise or sight lines can be appropriately mitigated. Consideration has been given to the design of the building to include setbacks and stepbacks between the subject lands and abutting properties and ensures a high quality of urban design that conforms with the City's Tall Building Guidelines.
It was asked to consider including restaurants into the proposed development, as they are a desired use amongst the community.	The proposal has been modified to include two units for commercial / retail uses are provided at-grade, where three units were previously proposed These larger spaces will be more accommodating of commercial uses such as restaurants. The 'Mixed-Use Corridor' zone permits various types of restaurants.
Comments were provided regarding the lack of grocery stores or other services within the area.	Grocery stores are not a permitted use in the 'Mixed-Use Corridor' zone. Given the size of the site, the proposed amendments do not intend to add grocery stores as a permitted use. Other convenience or specialty food stores, personal service uses and retail uses are permitted.
There is a general concern regarding increased traffic and road congestion that will result from the proposed development and the increased danger for residents, specifically children in the area.	A Traffic Impact Study and Parking Justification Report has been prepared as part of this application, which confirms that there are no implications of the proposed development in terms of increased traffic on the existing road network. The reports conclude that the existing road network can safely accommodate the proposed development, and the parking provided is sufficient and provides some minor improvements. It should be noted that Provincial planning direction has recently removed all parking minimums from Protected Major Transit Station Areas. The overall circulation of the site has been revisited and effectively improved to maintain accessibility and safety, and will be detailed at the site plan application stage.
It was requested to confirm if there are any impacts to surrounding businesses in the area.	There are not anticipated to be any impact fromthe proposed development on surrounding employment uses, or any issues with land use compatibility, as demonstrated by the Noise & Vibration Study and Land Use Compatibility Study submitted with the application.
There were comments provided regarding the impact of the proposed development on the existing 'old village' context and historic culture of Aldershot, which should be considered into the building design.	An Urban Design Brief has been prepared to address the urban design considerations and demonstrate consistency with the City's Urban Design Guidelines and Tall Building Guidelines.
It was requested to include parks and amenity space into the site design that caters to both children and adults.	Indoor and outdoor amenity areas are proposed throughout the development which will serve the residents of the proposed developments. Details are to be confirmed through further site planning
Questions were raised about whether schools in the area could accommodate the population growth.	Public and Catholic School Boards to confirm whether there is existing capacity in schools, and add resources, where applicable.

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Questions were raised regarding the tenure of the building and whether it would be condominium or rental units.	Tenure Of the proposed development has not yet been determined.
There were comments provided regarding overall cost issues within the neighbourhood, specifically that rent is generally too expensive and that property values will decrease as a result of the proposed development.	The proposed amendments together with the development will support the range and mix of housing options p within this portion of the city by way of compact transit supportive development and the provision of apartment units. Additionally, a range of units types are being considered and to be confirmed through site planning. As a result, the proposed housing type will help to respond to issues of affordability within in the city.